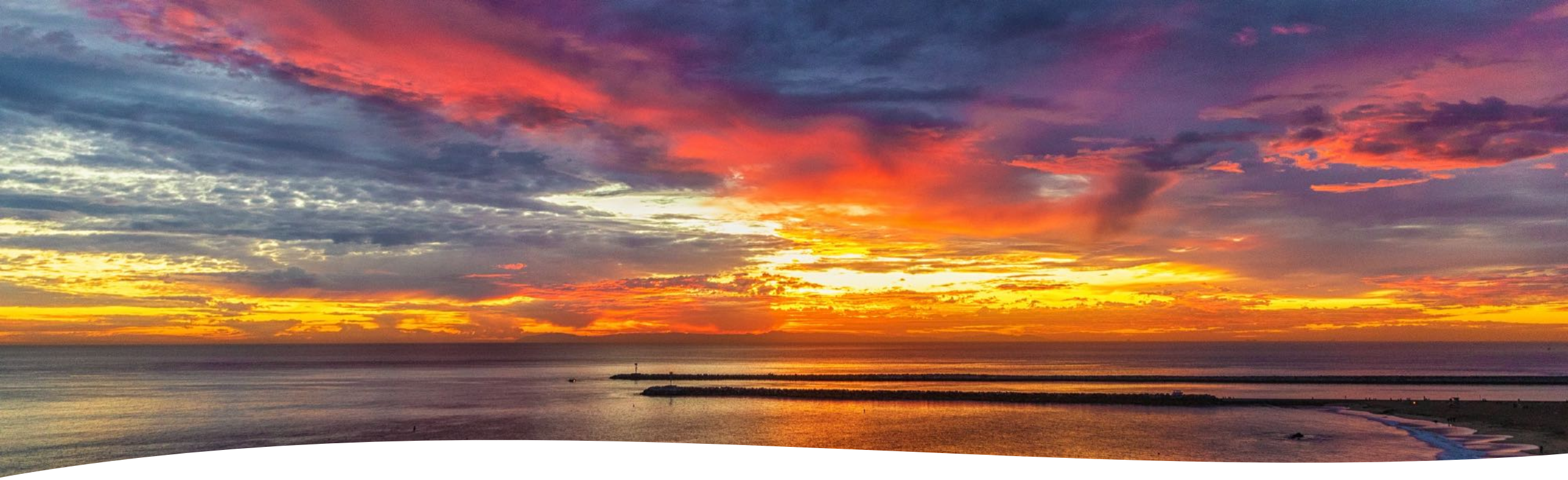




Item VI-A

Corona del Mar/Newport Beach, CA

Ocean Blvd. Bluff Walk - Creating a world class "ocean bluff walk" meeting the needs and desires of the local residents.



The **Ocean Blvd. Bluff Park** is a unique resource, shared by the those who live on Ocean Blvd., in the Village, and nearby residents who enjoy the bluff top park and the ocean. In addition, there are many visitors who come to enjoy the beach.

It is a place to walk, reflect, exercise and enjoy the wonderful ocean, harbor and sunset views, but it can be so much more...

The “public realm” along Ocean Blvd. is in need of upgrading. The three Vista Points are very popular and well used, but each should be rehabilitated and expanded. They should each be upgraded using a consistent pallet of materials, rails, signage and benches to achieve a higher level of appearance. Lastly, the pedestrian is treated as less important than the car. Sidewalks are too narrow, few crosswalks exist, and much of the public ROW has been given over to private use. Lastly storm drainage is piped directly into the ocean and should be filtered first.



The proposals depicted in this presentation are early ideas to spark your imagination and open your mind as to what is possible. It is understood that extensive public and City input is required to resolve the character and scope of the improvements and the final solutions are likely to look much different.

So let this be just the beginning.....



Goals:

- Enhance the three existing “Vista Points” – Little Corona, Inspiration Point, and Lookout Point for a better viewer experience. Enhance the viewing areas, provide more formal and informal seating, and expand the softscape areas. Develop a new “Vista Point” overlooking the harbor entrance at China Cove.
- Widen sidewalks connecting Vista Points, add crosswalks across Ocean Blvd.
- Improve the walkway links between the Vista Points by widening the park, where possible, and adding new seating areas to take advantage of the ocean view. Place a higher emphasis on the pedestrian environment than on the vehicle and the street.
- Introduce Bio-Filtration areas to clean runoff draining to the ocean.



Enhance existing “Vista Points”

Upgrade the three existing “Vista Points” for a better viewer experience.

Little Corona

Inspiration Point

Lookout Point

Channel Overlook

Enhance the viewing areas, provide more formal and informal seating, and expand the softscape areas.

Develop a new “Vista Point” overlooking China Cove and the Channel.

Channel Overlook

Ocean Blvd Bluff Walk

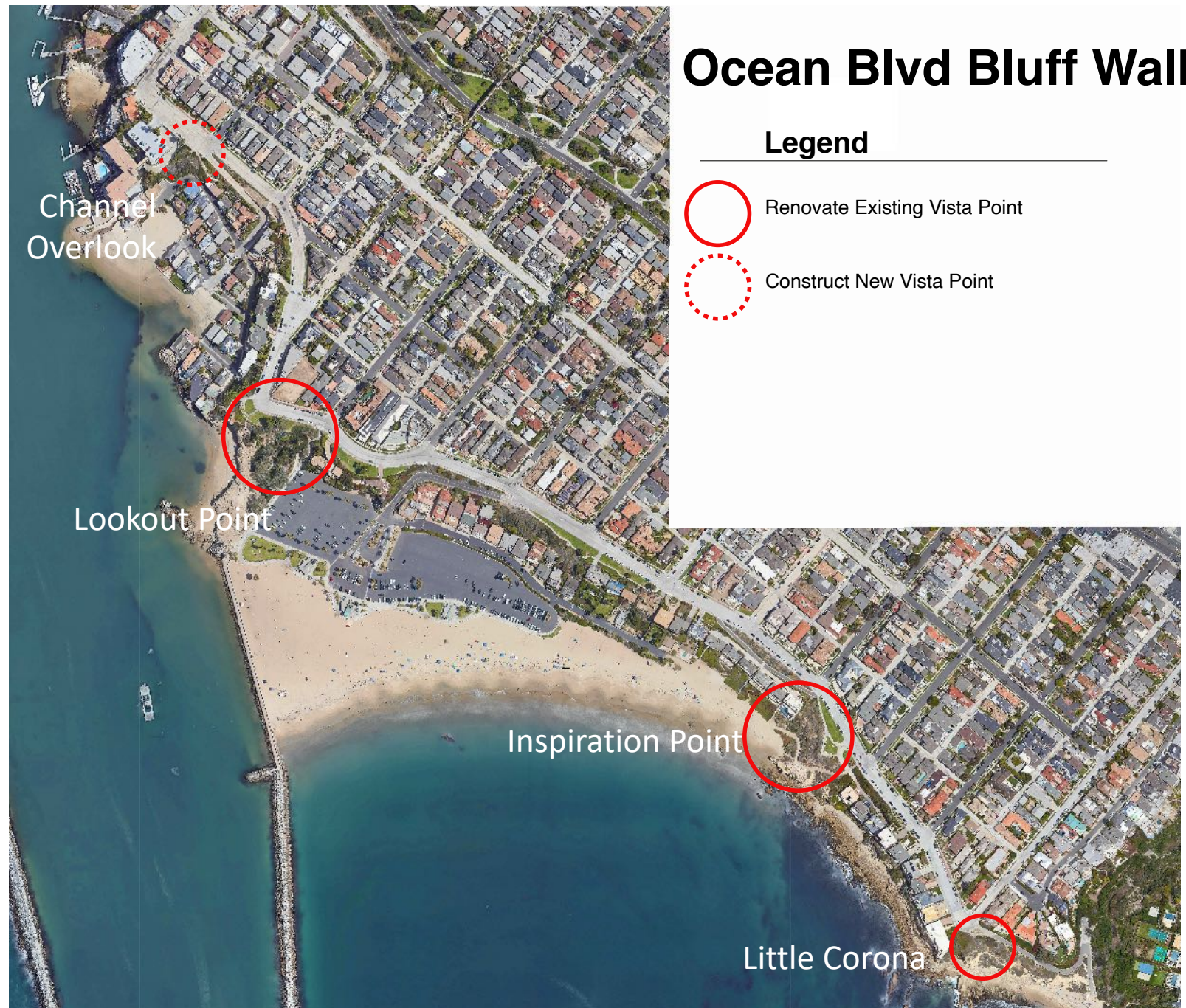
Legend



Renovate Existing Vista Point



Construct New Vista Point



Enhance existing “Vista Points”

Little Corona

Existing Condition:

1. Rail is in need of repair and/or replacement.
2. Plantings need to be rehabilitated and beds filled in.
3. Existing shrubs need to be trimmed lower to improve coastline and beach views.
4. Additional seating would be beneficial, benches should be installed level.



Enhance existing “Vista Points”

Inspiration Point

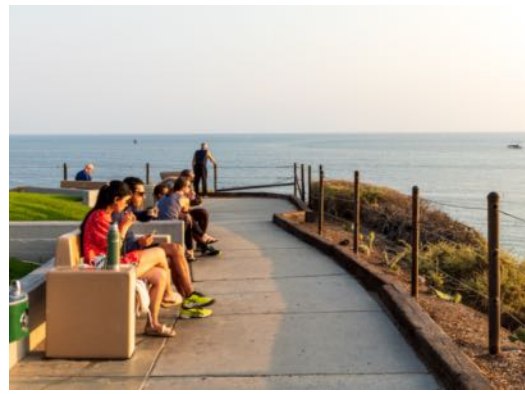
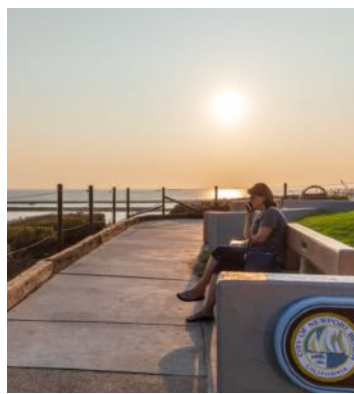
Existing Condition:

Upper UPPER TERRACE

1. Existing rail and curb need repair and/or replacement.
2. Walks and seating areas are inadequate to accommodate the number of users.
3. Views from lawn areas do not have views to ocean.
4. Lawn area are too small to accommodate demand for picnicking and sunset viewing.
5. Succulent planting on slopes does not provide erosion control or bluff stabilization.

Lower LOWER TERRACE

1. Hardscape, rails and benches are in fairly good condition.



Enhance existing
“Vista Points”

Lookout Point

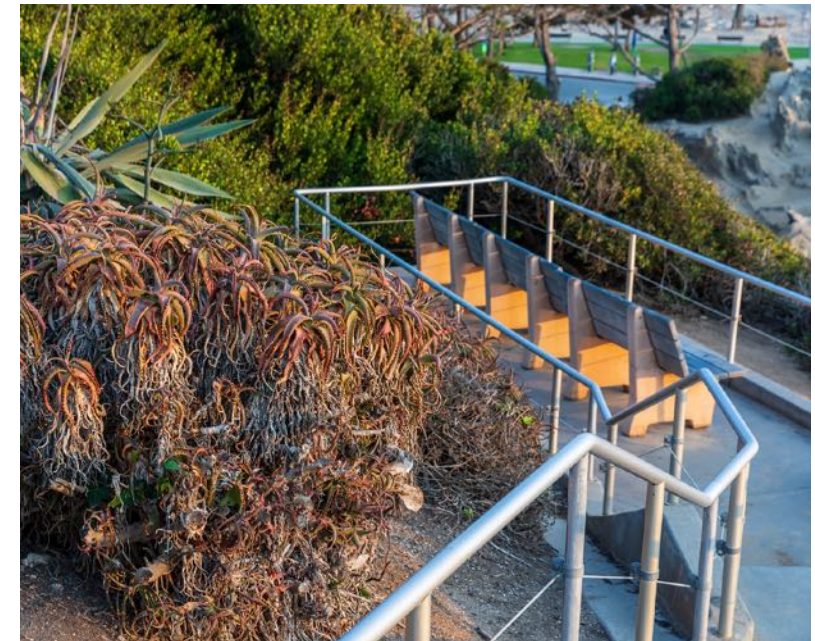
Existing Condition:

UPPER TERRACE

1. Walks are not adequate to accommodate viewers, especially during sunsets.
2. Seating requires expansion and upgrading.
3. Views from lawn areas do not have views to ocean.
4. Lawn area could be enlarged to accommodate demand for picnicking, exercising and sunset viewing.
5. Shrub planting blocks views to ocean.

LOWER TERRACE

1. Replace benches to match Upper Terrace.



Create new “Vista Point”

Channel Overlook

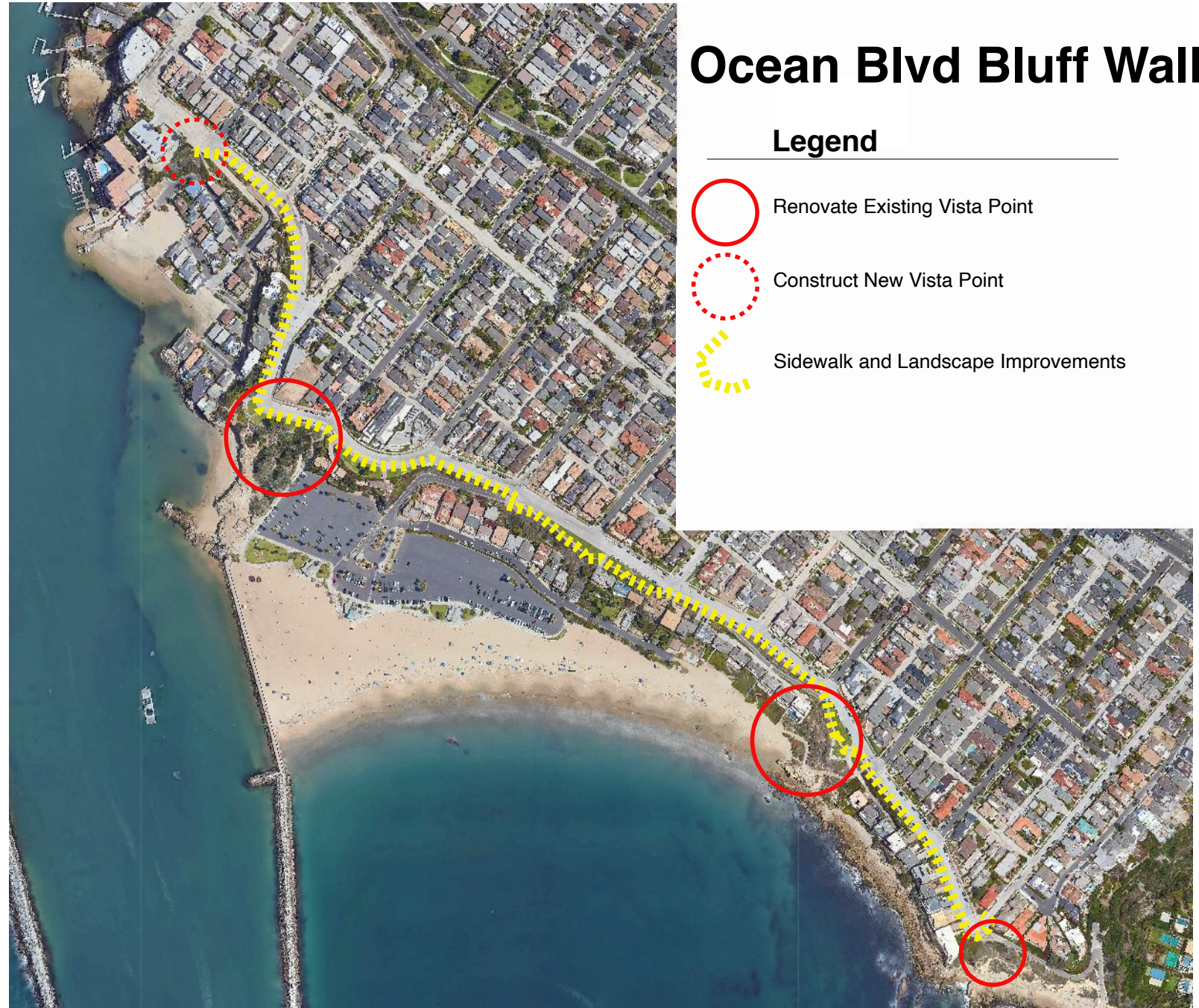
Existing Condition:

1. Area for Vista Point has great view of harbor entrance and the channel.
2. Existing walk does not provide ADA access.
3. Existing vegetation needs to be trimmed to improve view.
4. Defined crosswalk would improve access.
5. Area of widened sidewalk or viewing deck could be used to increase area for pedestrians.



Improve public sidewalks

- Widen sidewalks connecting Vista Points, add crosswalks across Ocean Blvd.
- Improve the walkway links between the Vista Points by widening the park and adding new seating areas to take advantage of the ocean view. Place a higher emphasis on the pedestrian environment than on the vehicle and the street.



Ocean Blvd. Bluff Walk - Creating a world class “ocean bluff walk” meeting the needs and desires of the local residents.

Improve public sidewalks

First step – a no cost solution.

Provide public review (perhaps with the PB&R Commission) on all future encroachment agreements within the Ocean Blvd. Right of Way. This is important at 2727 Ocean in order to preserve & enhance public views of the Harbor.

Review the City encroachment agreements and analyze areas within the 50' R/W that could be re-configured to provide more public benefit, while still providing access and security to the bluff residences. 3317 Ocean would be a prime example, just by removing one hedge.

City Council Policy L6 –Created 8/14/1989, last amended 12/11/2018.

It is the general policy of the City that the public right's-of-way are to be reserved for public use or open space; and the rights of the public, present and future, shall not be diminished by the installation of private improvements within the public right-of-way. For any project located within the Coastal Zone also look to Newport Beach Municipal Code Title 21, or any successor title.



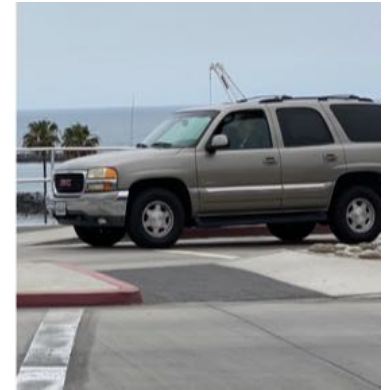
Improve public sidewalks

Second Step - Items that are a public safety or maintenance issues that should be addressed ASAP.

Remove the obstructions to the sidewalk along entire length of Ocean Blvd. before someone trips and falls.

Correct the poor design and conflicts between pedestrians and cars at the top of the parking lot ramp & crosswalk at Ocean & Jasmine.

Ensure that all overlooks and crosswalks are ADA accessible.



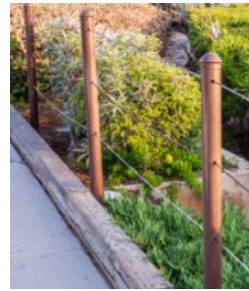
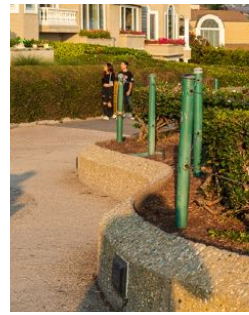
Improve public sidewalks

Third Step - Items that are a “no brainer” that everybody could support.

- High on the list is to replace all railroad ties at curbs and walls with theme sloped concrete to match the ones at Little Corona & Inspiration Point Vista Points.

Establish Design Standards for the next decade of improvements for:

- Vegetation to reflect the oceanside site environment.
- Street furniture to make them the best quality and standard design
- Guard rails & fences standardized & consistent with the requirements
- Standardize signage and provide “Historical” information via “MyNB” app.
- Create bio-retention areas at each storm drain to clean water prior to being piped to the ocean.
- Enhance the three existing Vista Points for a better viewer experience. Provide more formal and informal seating and expand the softscape areas.



Improve public sidewalks

Fourth Step - Items that may not have unanimous support, but that should be considered.

1. Improve the walkway links between the Vista Points by placing a higher emphasis on the pedestrian environment than on the vehicle and the street.
2. Provide 8' wide walkways where possible in order to allow two-way pedestrian movement.
3. Develop new seating areas to take advantage of the ocean views.
4. Expand & re-sculpt the lawn areas for better views.
5. Provide a new overlook & "mini-Historical Plaza" at Dahlia / China Cove (currently being discussed)
6. Reconceptualize the red zones and parking on the ocean side of Ocean Blvd with NO change in the # of parking spots but where we might be able to gain accessible space and make the flow of traffic better -- in general we need to redistribute the red zones and see if we can make a slightly different parking layout.



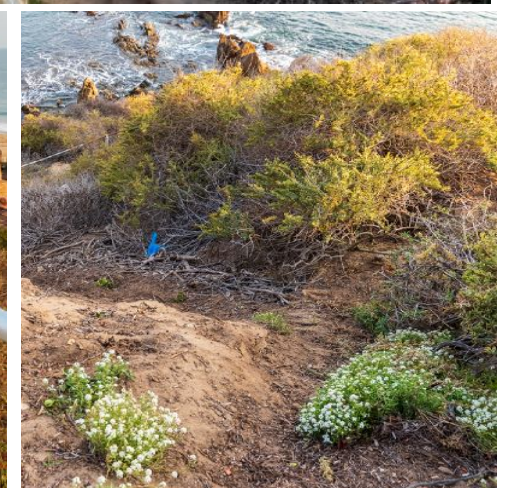
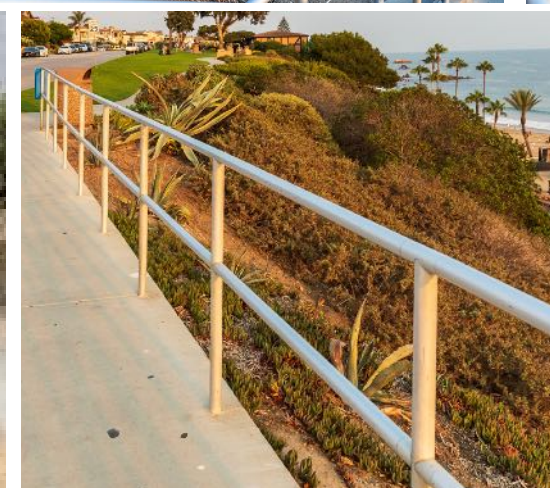
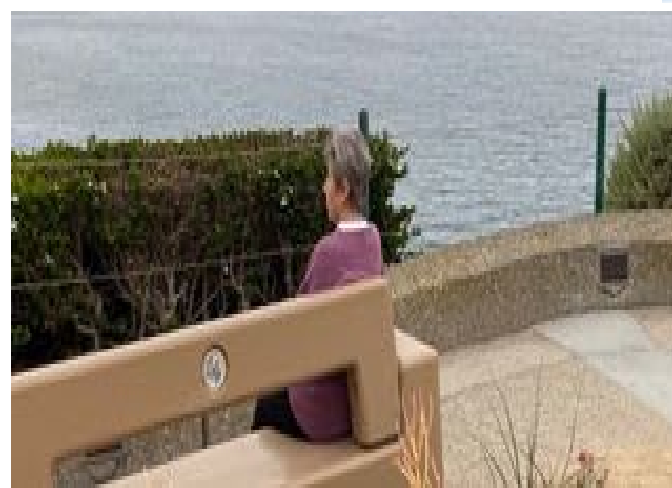
Ocean Blvd. Bluff Walk - Creating a world class “ocean bluff walk” meeting the needs and desires of the local residents.

Maintain and Improve Existing Landscape

First Step – a no cost solution as City already pays to maintain shrubs.

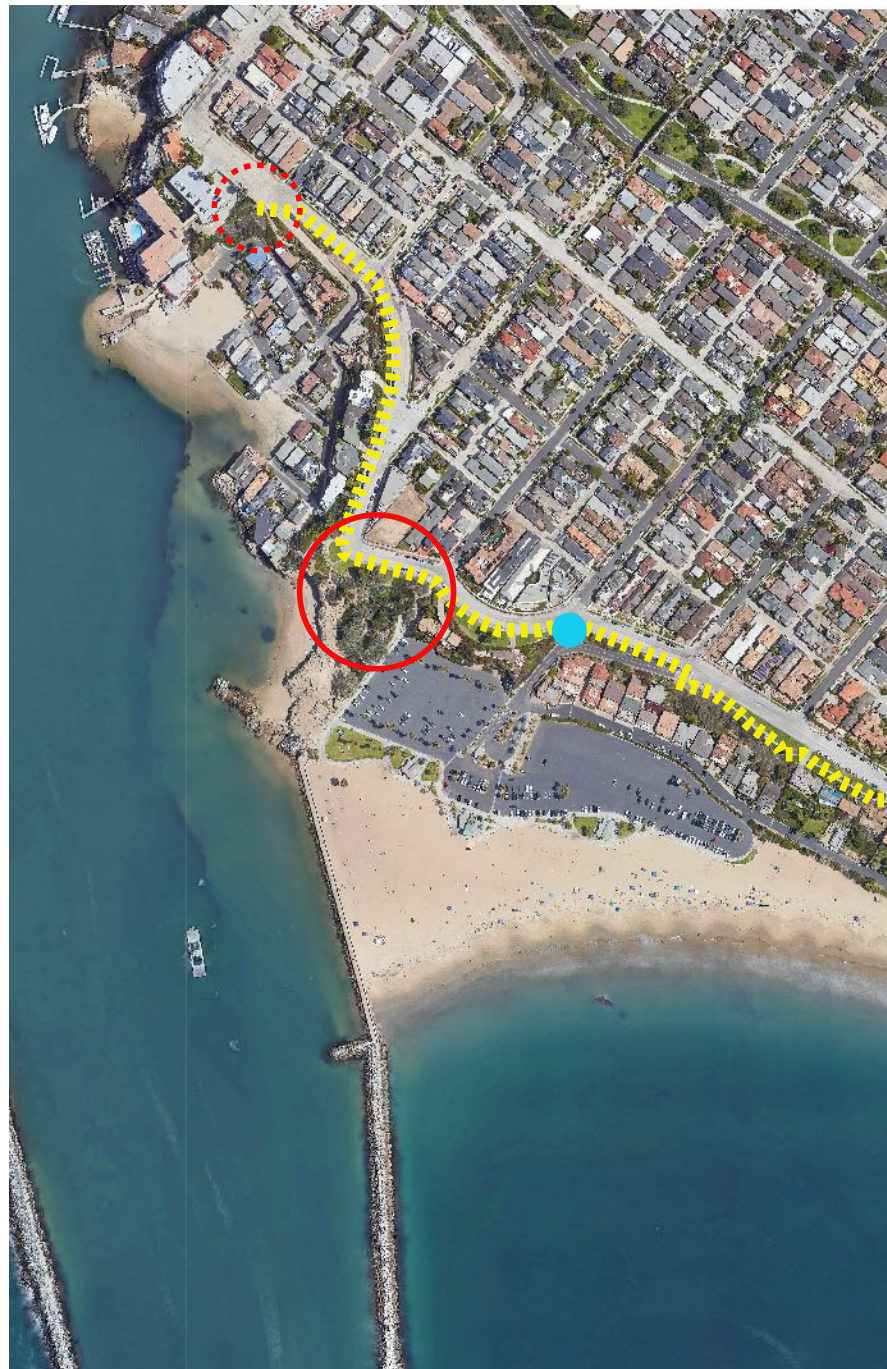
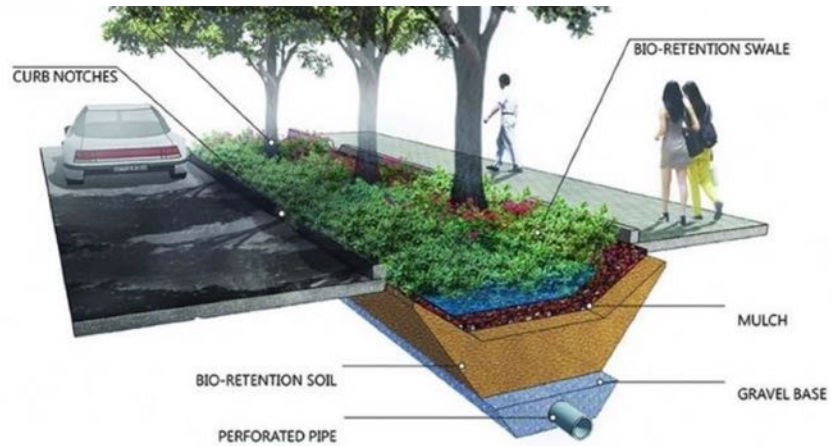
Trim all hedges down to conform to the 3' above the curb maximum height limit. Some shrub areas are over 6' in height and others are lower, but still block the view from existing benches like the ones at the Little Corona Overlook.

Second Step – use plant materials that provide erosion control and natural seaside appearance.







Protect the Ocean

- Introduce Bio-Filtration areas to clean runoff draining to the Ocean.



Ocean Blvd Bluff Walk

Legend

-  Renovate Existing Vista Point
-  Construct New Vista Point
-  Sidewalk and Landscape Improvements
-  Storm Drain filtration/Bio-swale Improvement



THANK YOU